

August 5, 2013

Brian Pedrotti, Project Manager  
County Planning Department  
976 Osos St, room 300  
San Luis Obispo, Ca 93408-2040

Dear Mr. Pedrotti,

The purpose of this letter is to voice my concerns regarding portions of the Laetitia Agricultural Cluster Subdivision Draft Environmental Impact Report. I own two contiguous parcels (APN 090,042,001 and 002) that are adjacent to Los Berros Creek and therefore adjacent to the proposed Laetitia project. My property is vegetable farm and the residence for my wife and I, plus our children and their families. Our primary concern is the location of the project's wastewater treatment facility.

From the DEIR it is obvious the designers of this project have expended a great deal of engineering and expense to locate this utility as far as possible from their proposed housing element, thus making it out of sight and out of smelling range from their subdivisions. At issue for me is their selected location puts the treatment plant and ponds directly next to my home, within 200 feet in my case and directly upwind. The prevailing winds in our canyon are upstream 25 out of 30 days of a typical month. Our three families find this totally unacceptable, and I can assure you my neighbors behind us share our concerns for this unnecessary and drastic reduction in our viewscape and quality of life.

Another serious issue for us is the possible contamination of our ground water supply. My property is a certified organic vegetable farm, and has been a certified organic farm for more than 30 years, which is longer than Laetitia has had their vineyard and winery operation. If you will refer to sheet 2 of tract parcel map no. 77-173 (copy enclosed) you will note the location of one of my water well sites. This site is I believe right at or closer than the 100 foot minimum required distance from such a utility. Next I will refer you to the DEIR WW-1 thru 4 which details potential systems failure scenarios described in terms such as "when they occur", not "if" they occur. These small wastewater systems that are privately owned and operated have consistently been prone to failure, Cypress Ridge, Avilla Beach and California Men's Colony to name a few in our community. Any one of these failures would be a threat to permanently contaminate my groundwater for organic farming purposes. My water is tested twice a year for the presence of nitrates, coliform, salts (such as sodium hypochlorate) and other foreign matter any one of which would permanently disqualify me for an organic farming certificate. I do wish to continue with certified organic farming.

I am currently responsible to the California Regional Water Control Board to monthly monitor any water in the Los Berros Creek from the upper portion of my property line to

the bottom. I am to monitor for nitrates and other chemicals. I do not wish to monitor the accidental runoff from a wastewater treatment system.

I was very impressed with the thoroughness of the Laetitia DEIR and its photos of properties as far away as Los Berros, Upper Los Berros and Thompson Road etc. and the visual effects this development will have on their viewscape, traffic, noise and other issues. The Laetitia DEIR totally left out of its report any mention of impacts this project will have to their nearest neighbor, me, and to our neighbors behind us. They cannot say this is an oversight; I had a long discussion with their representative, at their request, concerning other project issues earlier in my living room.

I am asking that they find a more suitable location within their 1000 plus acre project site to build this utility, whose sole function is to serve their own development. The proposed location of the wastewater site is clearly a serious threat to my financial security.

Sincerely,



Mike and Ann McClure

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Enc: tract map co. 77-173

